## BOOK 914 PAGE 69

to the making or insurance of mortgage loans to affect the premises or any portions thereof, provided, however, this Deed of Trust shall not be subordinated to any construction or permanent financing; and

(2) Consents and subordinations to the filing of the usual easements for the installation of public utilities, including gas, water, sewer, electric and telephone lines when the same shall be shown on a plat(s) or map(s) duly filed. Consents or subordinations to the making or filing of drainage easement or utility grants as may be required by the governmental authorities having jurisdiction.

IN AND UPON THE TRUSTS, NEVERTHELESS, hereinafter declared; that is to say: IN TRUST to permit said party of the first part (hereinafter referred to as "it") or assigns, to use and occupy the said described land and premises, and to erect improvements thereon and to take the rents, issues and profits thereof, and, have and apply to and for its sole use and benefit, until default be made in the payment of any manner of indebtedness hereby secured or in the performance of any of the covenants hereinafter provided.

In trust to release and re-convey or partially release and re-convey the aforesaid land or property or any part thereof to the party of the first part, at the cost of the party of the first part, in accordance with the release provisions hereinbefore set and upon the payment all sums expended by the secured parties to fulfill any one or more of the covenants or agreements of this Deed of Trust, herein made by the party of the first part and not fulfilled, and upon payment of all other costs, expenses, charges and fees herein provided to be paid by the party of the first part and not so paid.

AND UPON THIS FURTHER TRUST, upon any default being made in the payment of said note or any installement of intrest or installment of principal and interest as provided in said notes, the entire principal sum and accrued interest shall at once become due and payable subject to the thirty day grace period hereinafter provided: or upon default in payment or demand of any money advanced by the holders of said notes on account of any proper cost, charge or expense in and about the same on account of any tax or assessment or insurance or expense of litigation, with interest thereon at the rate of interest then payable from the date of such advance (it being hereby agreed that on default in the payment of any tax, or assessment, or insurance premium or any payment on account thereof, or in the payment of any said cost, expense of litigation, as aforesaid, the holders of said notes or the trustees acting on their behalf may pay the same and all sums so advanced with interest as aforesaid shall immediately attach as a lien hereunder and be payable on demand), or, upon failure or neglet ct to faithfully and fully keep and perform any of the other covernants or conditions herein provided; then upon any and every such default being so made as aforesaid the entire balance due on said notes shall at once become due and payable, the party of the second part acting in the execution of this trust shall have power and it shall be their duty to sell, and in case of any default of any purchaser, to resell at public auction for cash, such property at such time and place, and after such previous public advertisement as is required by law; and the trustees shall not be required to sell less than whole property and to convey the same upon compliance with the terms of sale, to, and at the cost of, the purchaser or purchasers thereof, who shall not be required to see the application of the purchase money and shall apply the proceeds of said sale or sales; first to the payment of all expenses instant to sale, including a counsel fee